

FOR SALE | LAND

1207 BROAD STREET

1207 Broad Street | Newark, NJ 07114



PROPERTY SUMMARY

Sale Price:	\$224,900
Lot Size:	± 0.08 Acres
APN #:	Block 2797, Lot 1
Cross Streets:	Wright and Miller

PROPERTY OVERVIEW

Price Reduced -- Vacant Corner Lot For Sale on Broad Street Near McCarter Highway

LOCATION OVERVIEW

Located on Broad Street at the corner of Wright, two blocks from Highway 21, with easy access to Route 9, Route 22, Route 78, and the New Jersey Turnpike.

PROPERTY HIGHLIGHTS

- Zoned MX1 Historic, which permits mixed use and commercial
- Lot measures 33.70' x 98.40'
- Divided highway
- Close to major retailers

FOR MORE INFORMATION, PLEASE CONTACT:

Brian Murphy | P: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

1481 Oak Tree Road
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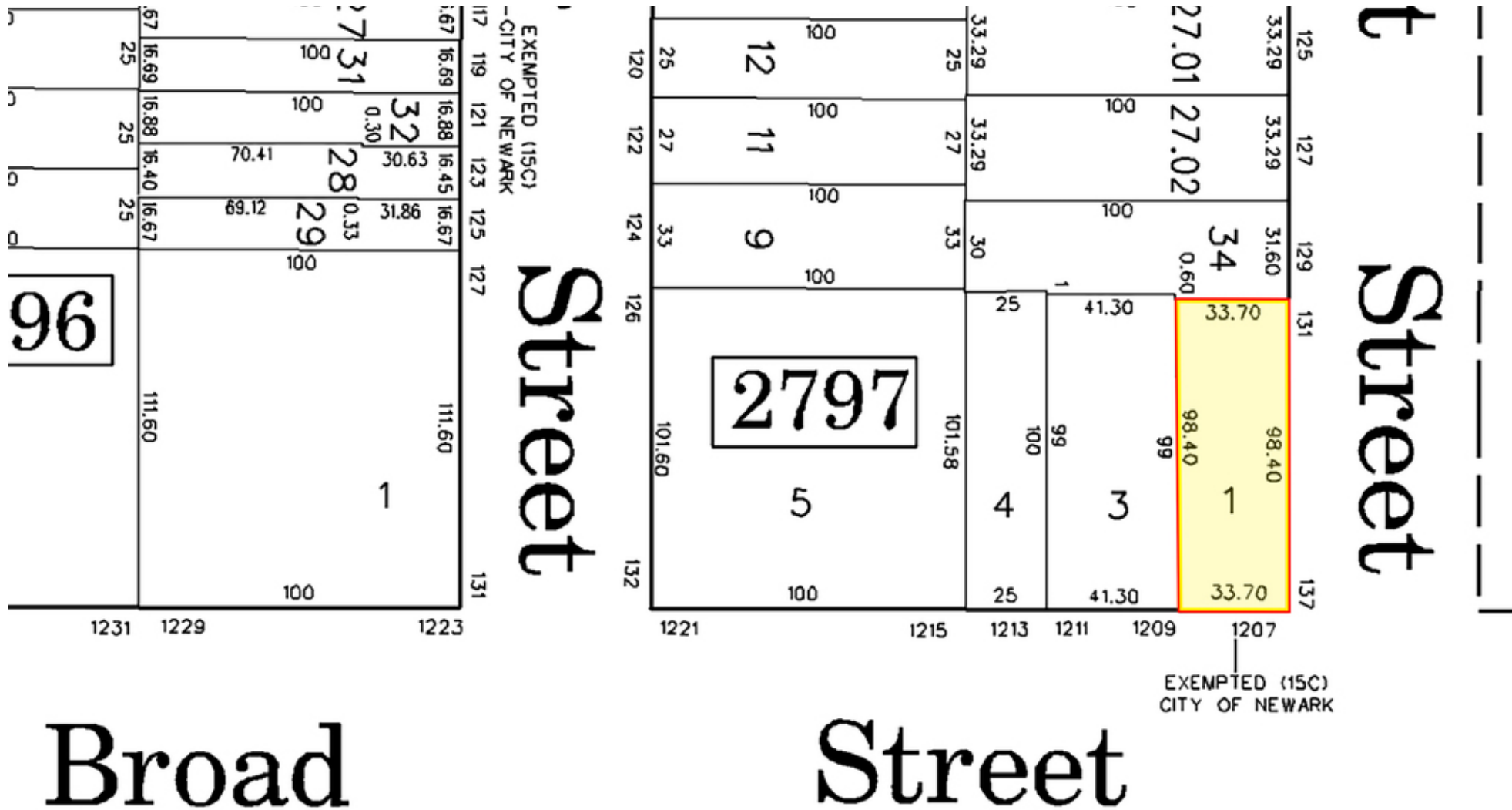


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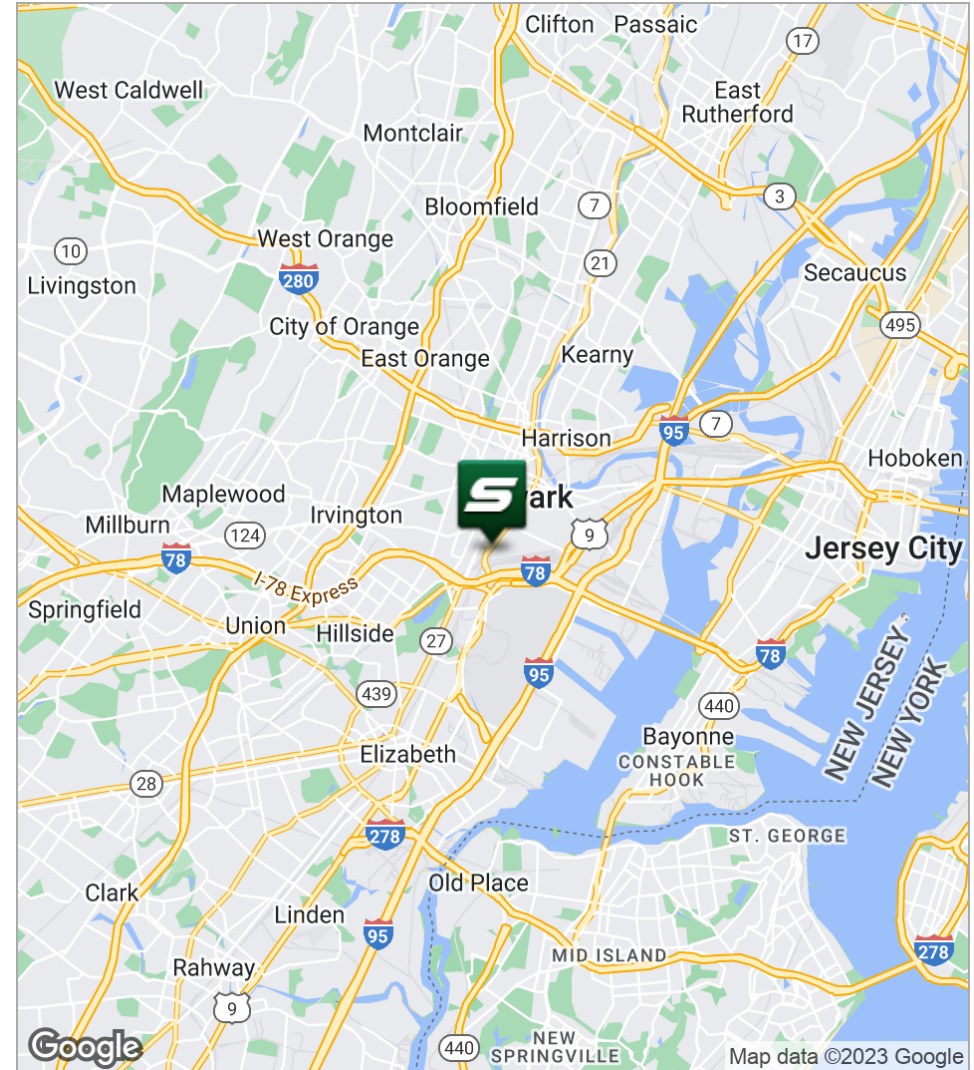
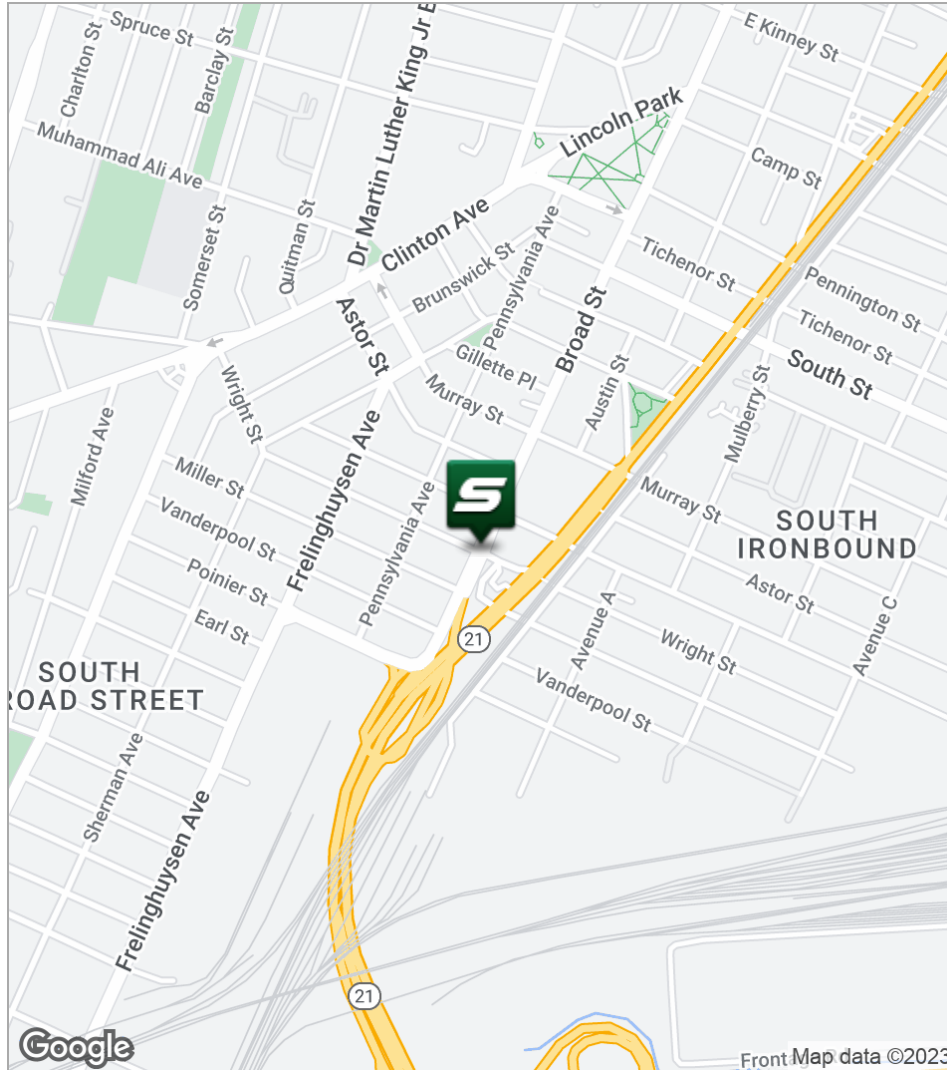


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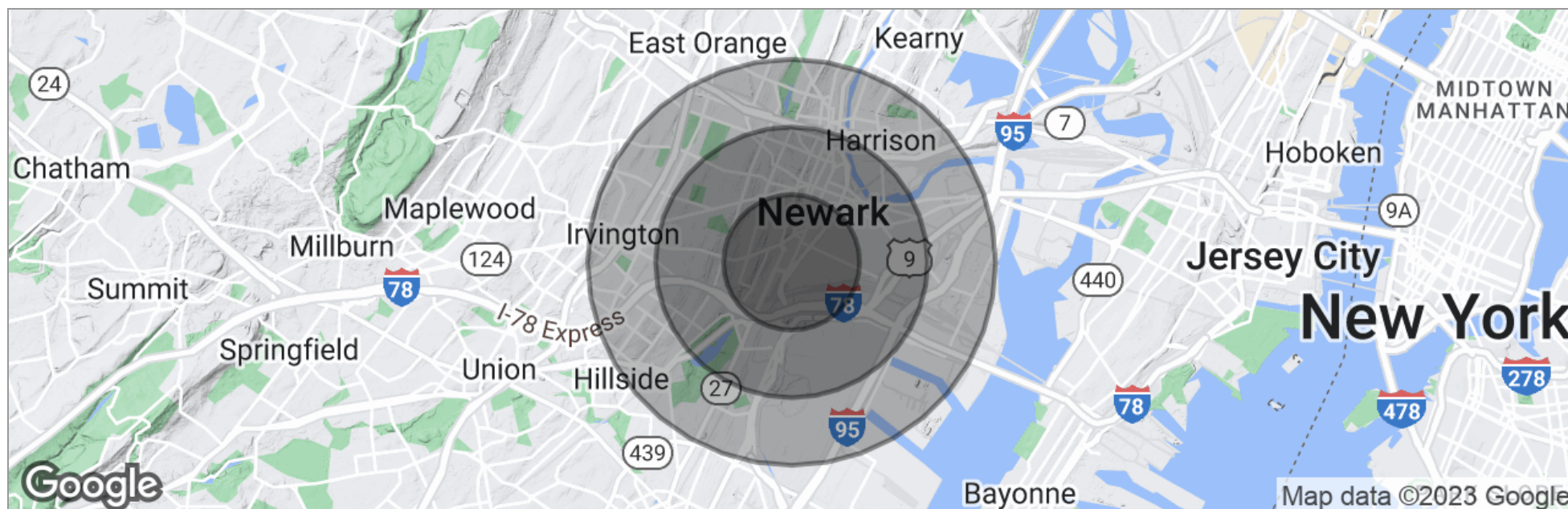


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	1 Mile	2 Miles	3 Miles
Total Population	44,431	160,380	322,140
Population Density	14,143	12,763	11,393
Median Age	32.8	31.8	32.4
Median Age (Male)	31.3	29.4	30.3
Median Age (Female)	34.8	33.7	33.9
Total Households	16,969	54,348	109,081
# of Persons Per HH	2.6	3.0	3.0
Average HH Income	\$43,065	\$45,537	\$47,459
Average House Value	\$316,075	\$376,663	\$331,246

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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